

# GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II  
CITY MANAGER



SHAYLA REED  
INTERIM DIRECTOR  
COMMUNITY DEVELOPMENT SERVICES

## MEMORANDUM

**TO:** City Planning Commission  
**FROM:** Planning and Zoning Division  
**SUBJECT:** **Z18-008 for Ella Lane**  
**DATE:** August 21, 2018

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John Tampa for Fairburn Hospitality, LLC seeks a rezoning from **MIX (Mixed-Use District) with conditions to C-1 (Community Business District)** to construct 2 hotels along Ella Lane.

**STAFF RECOMMENDATION: APPROVAL WITH CONDITION**

cc: Mark Massey, City Clerk

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**APPLICATION INFORMATION**

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Applicant Information:	Fairburn Hospitality LLC 7775 Ella Lane Fairburn, GA 30213
Status of Applicant:	Fairburn Hospitality LLC owns the property.
City Council District(s):	7
Parcel ID Number:	09F070300260401
Area of Property:	The property is composed of approximately 4.54 acres.
Current/Past Use of the Property:	The property is currently vacant.
Prior Zoning Cases/History:	<b>Z02-124</b> and <b>VC03-229</b> , request to rezone to MIX (Mixed-Use District) – <b>APPROVED WITH CONDITIONS</b> <b>M06-042</b> and <b>VC06-165</b> , request to remove land from <i>Case No. Z02-124</i> , decreasing the number of multifamily units and allowed density – <b>APPROVED</b> <b>M08-002</b> , request to increase the number of curb cuts accessing the development – <b>APPROVED</b> <b>M10-002</b> , request to replace select townhouses with 20 single-family lots – <b>APPROVED</b> <b>M10-008</b> , request to allow for a convenience store within Pod 6 – <b>APPROVED</b> <b>M11-004</b> , request to replace select townhouses with multifamily dwelling units – <b>APPROVED</b> <b>M15-005</b> , request to allow for a hotel at 7775 Ella Ln – <b>APPROVED</b>
Surrounding Zoning:	<u>Northwest</u> : Interstate 85 <u>Remining perimeter</u> : MIX (Mixed-Use District)
2035 Future Land Use Designation:	Rural Neighborhood
Compatibility with the 2035 Comprehensive Plan:	The proposed business will serve the residences and businesses within the “Rural Neighborhood”. A Future Land Use amendment shall be considered for this area at the node of Interstate 85 and Senoia Rd (Georgia State Route 74).
Overlay District:	None
Public Utilities:	Water and sewer service is provided to these sites by City of Fairburn and Fulton County.

Any extension of sewer service is the responsibility of the developer.

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Public Services:	Police and fire services are available by the City of South Fulton.
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Transportation:	<u>Streets:</u> Senoia Rd (Georgia State Route 74) <u>Classification:</u> Arterial State Road <u>Public Transit:</u> MARTA is not available to this site <u>Bike/Pedestrian Access:</u> Sidewalks exist along Oakley Industrial Blvd onto the east side of Ella Lane, ending at the subject site property line.
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Parking Required (Towneplace Suites):	96 spaces (1 space per room)
Parking Proposed:	101 spaces

Parking Required (Home 2 Suites):	92 spaces (1 space per room)
Parking Proposed:	105 spaces

Loading Required (Hotels):	0 spaces
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#### City of South Fulton Zoning:



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## PUBLIC PARTICIPATION

The public participation meeting was held at the Fairfield Inn at 7775 Ella Lane by the applicant on August 3, 2018, with six persons in attendance. The attendees expressed concern for their property values and if Ella Lane will connect to the Renaissance at South Park residential subdivision. It is of the opinion of the applicant that their proposal would improve property values. The applicant will not connect Ella Lane to the residential subdivision.

Twelve members of the public attended the Staff-hosted Community Zoning Information Meeting on July 12, 2018 to learn more about the project.

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## STAFF COMMENTS

Engineering: Reviewed; none provided

Arborist: The applicant will be required to comply with parking lot tree requirements of 4.23.2 of the *Fulton County Zoning Resolution*.

Environmental: Since the proposed uses are not an environmentally adverse use, Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment by allowing the rezoning for the construction of the proposed two tourist accommodations.

Public Works: Sewer service exists in close proximity to the site.

Transportation: None provided

MARTA: Reviewed; none provided

Fulton County Schools: Reviewed; none provided

Fire: Reviewed; none provided

Legal: None provided

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## ZONING IMPACT ANALYSIS

### **1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

The site abuts Renaissance at South Park subdivision and two vacant lots which are all part of a rezoning to MIX (Mixed-Use District) pursuant to Case No. *Z02-124*. Additionally, the existing zoning permitted 60-foot high structures, which is more than the proposed height of the 4-story hotels.

### **2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

The proposed hotels will not adversely affect the surrounding properties as all adjacent parcels contain or are zoned to contain commercial and office uses, including one existing hotel due southwest of the subject site, with the exception of the townhomes to the northeast, which are protected by a required 25-foot undisturbed buffer and 10-foot improvement

setback. Additionally, there is no connectivity between the subject site and the adjacent townhomes.

**3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;**

The current zoning of the parcel limits the use of the property to retail, service commercial and/or office and accessory use. Additionally, the property is at the node of Interstate 85 and Senoia Road, with simple access to the airport, supporting such a use at this location.

**4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**

The property is at the major node of Interstate 85 and Senoia Road and also access Oakley Industrial Blvd.

**5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;**

The 2035 Comprehensive Plan's Future Land Use Map designates the area as "Rural Neighborhood." The proposed business will serve the residences and businesses within the "Rural Neighborhood". A Future Land Use amendment shall be considered for this area at the node of Interstate 85 and Senoia Rd (Georgia State Route 74).

**6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and**

An existing zoning condition for this parcel restricts the use of each property to retail, service commercial and/or office and accessory uses. The proposed hotels use is not a use listed in the conditions of case *Z02-124*.

**7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton.**

The Environmental Site Assessment submitted by the applicant states that there are no adverse environmental effects projected by the site's proposed development.

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**PLANNER'S RECOMMENDATION**

The proposed use anticipates serving the needs of existing businesses and area residents. Its location along Senoia Road and proximity to I-85 on-ramps, and existing and proposed sidewalks serves travel demands generated by the use. The proposed hotels will not adversely affect the surrounding properties as all adjacent parcels contain or are zoned to contain commercial and office uses, including one existing hotel due southwest of the subject site, with the exception of the townhomes to the northeast, which are protected by a required 25-foot undisturbed buffer and 10-foot improvement setback. There is also no connectivity between the subject site and the townhomes. Additionally, the existing zoning permitted 60-foot high structures, which is more than the proposed height of the 4-story hotels. Based on the conclusions and findings herein, Staff recommends **APPROVAL** to rezone the property from

MIX (Mixed-Use District) to C-1 (Community Business District) **with the following condition:**

- 1. The developer shall abide by the site plan dated June 21, 2018. Said site plan is conceptual only and must meet or exceed the requirements of the *Zoning Resolution* and these conditions prior to the approval of a Land Disturbance Permit. Any major deviation from this site plan is subject to approval by the Community Development Services Director or designee.**

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**PLANNING COMMISSION RECOMMENDATION**

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TBD

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**REVIEWED BY:**

Dana Gray



GENERAL NOTES:

SITE ADDRESS: 0 SENOIA ROAD  
FAIRBURN, GA  
ZONING DISTRICT: MIX (MIXED USE)  
PRESENT ZONING: C-1 COMMUNITY BUSINESS  
PARCEL ID #: 09F070300260401

UTILITIES:

PUBLIC WATER: CITY OF S. FULTON  
PUBLIC SEWER: FULTON COUNTY

ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF SOUTH FULTON DEVELOPMENT REGULATIONS AND FULTON COUNTY STANDARDS AND SPECIFICATIONS FOR ADDITIONAL REGULATIONS.

SITE DATA:

PARCEL 1 SITE AREA: 2.08 ACRES (HOME 2 SUITES)  
PARCEL 2 SITE AREA: 2.21 ACRES (TOWNEHOME PLACE)

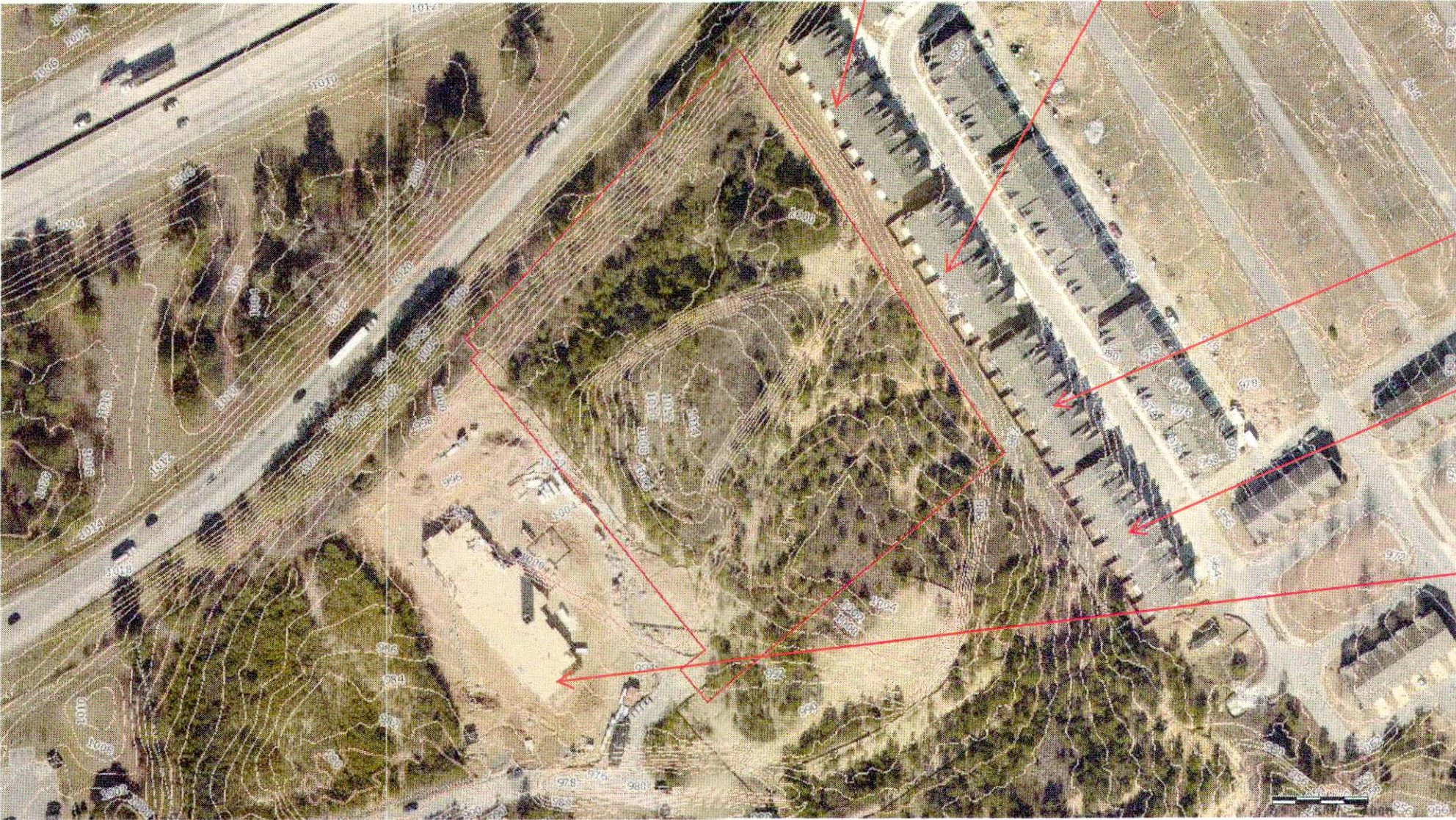
FLOOD HAZARD NOTE:

THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X AS DEFINED BY F.E.M.A. /F.I.R.M. COMMUNITY PANEL NUMBER 13121 C0462 F FOR UNINCORPORATED FULTON COUNTY, GEORGIA DATED SEPTEMBER 18, 2013.

STORMWATER MANAGEMENT:

MASTER DETENTION SYSTEM HAS BEEN PROVIDED AND APPROVED FOR THIS SITE. WATER QUALITY WILL BE PROVIDED ONSITE.

AERIAL VIEW:



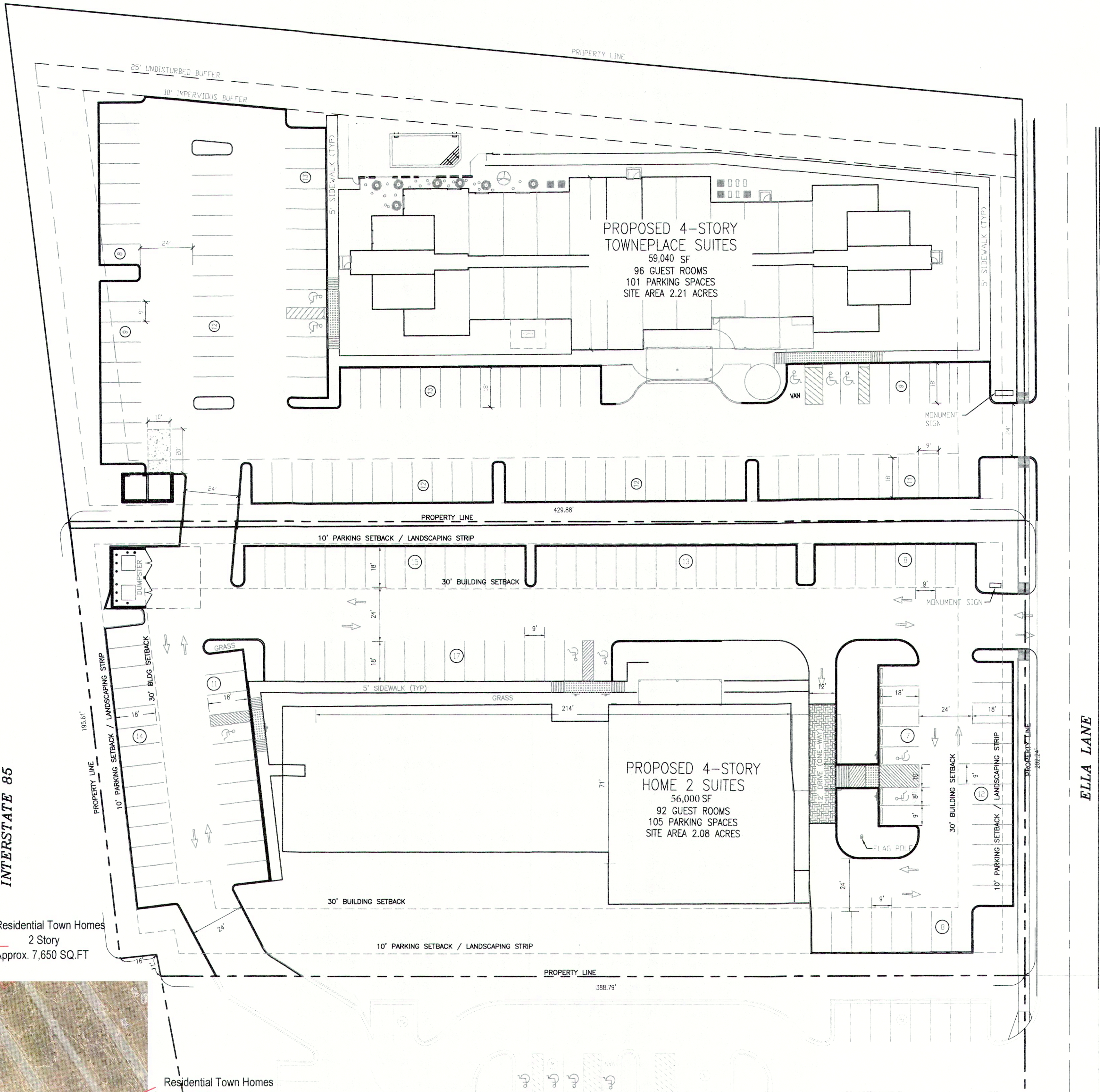
Residential Town Homes  
2 Story  
Approx. 9,650 SQ.FT

Residential Town Homes  
2 Story  
Approx. 7,650 SQ.FT

Residential Town Homes  
2 Story  
Approx. 7,650 SQ.FT

Residential Town Homes  
2 Story  
Approx. 9,900 SQ.FT

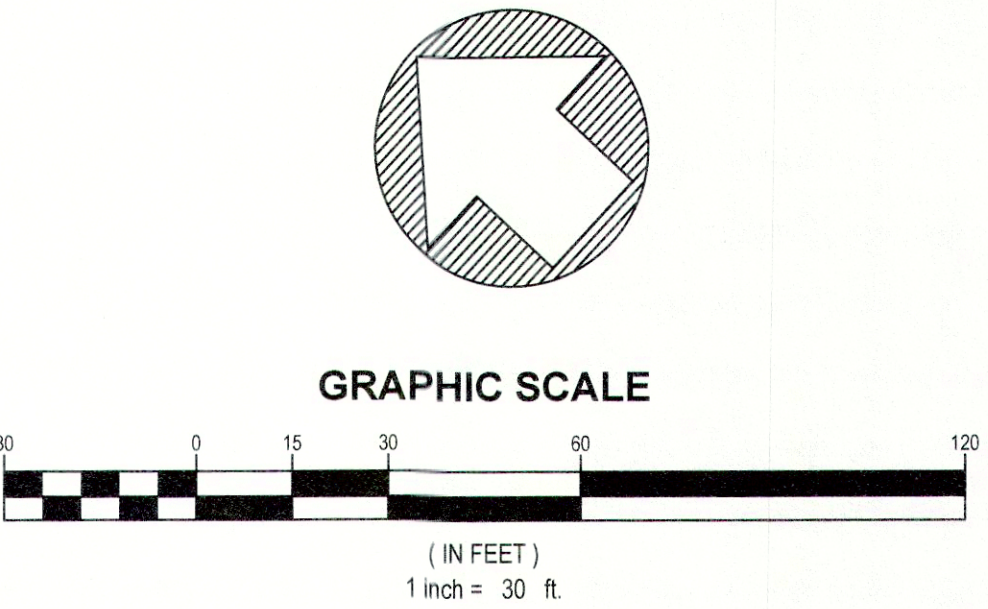
Fairfield Inn Hotel  
4 Stories  
Approx. 56,000 SQ.FT.



VICINITY MAP  
N.T.S.

LEGEND & ABBREVIATIONS

⊙	POWER POLE (PP)
☆	LIGHT POLE (LP)
⊞	TELEPHONE PEDESTAL
⊞	WATER METER (WM)
⊞	WATER VALVE (WV)
⊞	DOUBLE WING CATCH BASIN (DWCB)
⊞	MANHOLE (MH)
⊞	ELECTRICAL BOX
⊞	TRANSFORMER
—OHE—	ELECTRICAL BOX
---	EXISTING FENCE LINE
POB	POINT OF BEGINNING
RB	REBAR
OTP	OPEN TOP PIPE
FND	FOUND
R/W	RIGHT-OF-WAY
OHP	OVER HEAD POWER



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www.adc-architect.com

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SEAL

REVISIONS

No.	Date	Description

PRINTING

Date	Description

PRELIMINARY PLANS  
**HOME2 SUITES &  
TOWNEPLACE SUITES**  
OF FAIRBURN  
LAND LOTS 32 & 33 DISTRICT 9F  
ASCENT HOSPITALITY MANAGEMENT

PINNACLE  
LAND DEVELOPMENT  
ENGINEERS / PLANNERS / SITE CONSULTANTS  
487 YOUNG JAMES DR. STOCKBRIDGE, GA 30081  
O 678.382.5314 F 770.386.3074  
WWW.PINNACLELANDDEV.COM

DATE: JUNE 21, 2018  
DRAWN: T. WIGGINS  
CHECKED: A. WIGGINS  
JOB NO.: 110.1804-01

TITLE  
**SITE PLAN**

SHEET NUMBER  
**C-0**

FILE:

The scale as stated, is valid only on original drawing.

NOT FOR CONSTRUCTION